



City of Santa Barbara

PLANNING COMMISSION

MINUTES

MAY 19, 2022

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street

COMMISSION MEMBERS:

Gabriel Escobedo, Chair
Roxana Bonderson, Vice Chair
John M. Baucke
Jay D. Higgins
Sheila Lodge
Devon Wardlow
Lesley Wiscomb

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Gillian Fennessy, Commission Secretary

CALL TO ORDER

Chair Escobedo called the meeting to order at 1:00 p.m.

I. ROLL CALL

Chair Gabriel Escobedo, Commissioners John M. Baucke, Jay D. Higgins, Sheila Lodge, Devon Wardlow, and Lesley Wiscomb

Absent: Vice Chair Roxana Bonderson

STAFF PRESENT

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Kelly Brodison, Associate Planner
Tony Ruggieri, City TV Production Supervisor
Janet Ahern, City TV Production Specialist
Gillian Fennessy, Commission Secretary

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.
- B. Announcements and appeals:

Ms. DeBusk announced that on May 17, 2022 City Council voted unanimously to move forward with the eight proposed goals for the Housing Element Update. Council asked to

work closely with Staff as they draft the Housing Element Update before the public review period.

C. Comments from members of the public pertaining to items not on this agenda:

Public comment opened at 1:01 p.m., and as no one wished to speak, it closed.

Written correspondence from Cassandra Ensberg was acknowledged.

III. **NEW ITEM**

ACTUAL TIME: 1:02 P.M.

3239 CLIFF DRIVE

Assessor's Parcel Number: 047-083-022 & 023

Zoning Designation: A-1/S-D-3 (One-Family Residence/Coastal Overlay)

Application Number: PLN2020-00252 Filing Date: February 23, 2021

Applicant / Owner: Steve Fort, SEPPS / Downton Shabby, LLC

Proposal to construct a two-story, 3,620-square-foot residence and 484-square-foot detached two-car garage on the 60,751-net-square-foot project site. The development includes covered patio areas, a pool and spa, sports court, new landscaping, storm water management improvements, new septic system, solar photovoltaic system improvements, and other site improvements. The grading on site consists of approximately 320 cubic yards of cut and 630 cubic yards of fill are proposed. The project also includes realigning the existing driveway to correct a historical encroachment, along with minor improvements on the neighbor's property at 3233 Cliff Drive.

The discretionary application required for this project is a Coastal Development Permit (CDP2021-00007) to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project is exempt from further environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

Kelly Brodison, Associate Planner, gave the Staff presentation.

Steve Fort, SEPPS, gave the Applicant presentation. Melissa Turner, DesignArc; Mark Shields, DesignArc; Scott Capps, EPT Design; Dale Weber, Ashley & Vance Engineering; Kristen & Bob Raskopf, Owners were available to answer questions.

Public comment opened at 1:17 p.m., and as no one wished to speak, it closed.

MOTION: Wiscomb / Lodge

Assigned Resolution No. 005-22

Approve the project, making the findings for the Coastal Development Permit as outlined in the Staff Report dated May 12, 2022, subject to the Conditions of Approval as outlined in the Staff Report.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 0 Absent: 1 (Bonderson)

The ten calendar day appeal period was announced.

IV. **ADMINISTRATIVE AGENDA**

ACTUAL TIME: 1:22 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the May 18, 2022 meeting of the Staff Hearing Officer.

2. Other Committee and Liaison Reports

a. Commissioner Lodge reported on the May 11, 2022 meeting of the Historic Landmarks Commission.

b. Commissioner Wiscomb announced the upcoming Plaza De La Guerra Working Group meeting on June 3, 2022 at 8:30 a.m.

V. **ADJOURNMENT**

Chair Escobedo adjourned the meeting at 1:24 p.m.

Submitted by,

Gillian Fennessy

Gillian Fennessy, Commission Secretary